

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Variance

AFFECTED DISTRICT: 4

ITEM REQUEST: Schedule for Council Meeting

TITLE OF AGENDA ITEM: VARIANCE - V 2-3-09, Pennsabene, 12732 SW 26 Street (A-1) (to reduce the side setback from 30 feet to 25 feet along the western property line) Planning & Zoning Board recommend approval

REPORT IN BRIEF: This request is for a variance from the Land Development Code, Section 12-81(A), Conventional Single-Family Development Standards, for the A-1, Agricultural District, from a required 30 foot side setback to a 25 foot side setback along the western property line. The request will allow the extension of a wall and roof, aligned with the existing home.

At the time this single-family home was approved the development standards for the A-1, Agricultural District, required a minimum 25 foot side setback. In 2002, the adoption of the Rural Lifestyle Development Regulations changed this requirement to 30 feet, thus making the existing building a legally nonconforming structure.

PREVIOUS ACTIONS: n/a

CONCURRENCES: At the March 25, 2009 Planning & Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Mr. DeArmas, to approve. In a roll call vote, the vote was as follows: Chair McLaughlin – yes; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. DeArmas – yes; Ms. Turin – yes. **(Motion carried 5-0)**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Other - Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

Attachment(s): Planning Report

Application: V 2-3-09/09-51/Pennsabene

Original Report Date: 03/10/09

Revision(s): 03/26/09

TOWN OF DAVIE
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner/Petitioner

Name: Joseph Pennsabene
Address: 12732 SW 26 Street
City: Davie, Florida 33325
Phone: (954)916-9385

Background Information

Date of Notification: March 18, 2009 **N u m b e r o f**
Notifications: 117

Petitioner's Request: A variance from the Land Development Code, Section 12-81(A), Conventional Single-Family Development Standards, for the A-1, Agricultural District **FROM:** a required minimum 30 foot side setback **TO:** provide a 25 foot side setback along the western property line

Address: 12732 SW 26 Street

Location: Generally located on the southside of SW 26th Street, approximately 1,059 feet east of 130th Avenue.

Future Land Use Plan Map: Residential 1 DU/AC

Existing Zoning(s): A-1, Agricultural District

Existing Use(s): Single-Family Home

Parcel Size: 0.83 net acres (36,234 square feet)

Proposed Use(s): Patio roof extension and wall

	<u>Surrounding Uses:</u>	<u>Land Use Plan Designation:</u>
North:	Single-Family Home	Residential 1 DU/AC
South:	Single-Family Home	Residential 1 DU/AC
East:	Single-Family Home	Residential 1 DU/AC
West:	Single-Family Home	Residential 1 DU/AC

	<u>Surrounding Zoning:</u>
North:	A-1, Agricultural District

South:	E, Estate District
East:	R-1, Estate Dwelling District
West:	A-1, Agricultural District

Zoning History

Previous Requests on same property: Records indicate that subdivision plat (P 5-5-89, Peico Estates) was approved by Town Council on June 19, 1989, Resolution 1989-207.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-309), Land Development Code, review for variances.

Land Development Code (Section 12-24) (I)(1), Agricultural (A-1)) Districts: The A-1 District is intended to implement the agricultural and residential one (1) unit per acre classification of the Town of Davie Future Land Use Plan and to maintain, protect and encourage the continuance of a productive agricultural community in Davie by ensuring that developments are buffered from agricultural uses.

Land Development Code (Section 12-81): The development standards that govern the construction of single-family dwelling units in the agricultural district. The A-1, Agricultural District requires the following minimums: lot area of 35,000 square feet, 140' minimum lot frontage, 40'-50' front setback, 30' side setbacks, 35' rear setback, 35' maximum building height, and 25 percent maximum building coverage.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 2. This Planning Area is south of SW 14 Street, north of Orange Drive, east of Interstate 75, and its eastern most boundary is Pine Island Road. The predominant existing and planned land use in this area is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 113.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Staff Analysis

The petitioner's variance application consists of a request to reduce the required minimum 30 foot side setback to provide a 25 foot side setback along the western property line. At the time this single-family home was approved the development standards for the A-1, Agricultural District, required a minimum 25 foot side setback. **In 2002, the adoption of the Rural Lifestyle Development Regulations changed this**

requirement to 30 feet, thus making the existing building a legally nonconforming structure.

The following information is staff's analysis (*italic font*) based on the criteria established in the Town of Davie's, Land Development Code, Section 12-309(B)(1) for variance applications:

- (a) There are special circumstances or conditions applying to the land or building for which the variance is sought;

While this minimum side setback does not prevent the applicant to do an addition to his single family dwelling, it limits the applicant's ability to extend the roof and wall patio area on his single-family dwelling.

which circumstances or conditions are peculiar to such land or building and do not apply generally to land or buildings in the same district;

The subject site can continue its development rights in accordance with the A-1, Agricultural District without the granting of a variance. Additionally, these conditions apply to land in the same district and the subject site can be developed without the need for a variance.

and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the application of the reasonable use of such land or building for which the variances are sought;

The reasonable use of the land already exists on the property (single-family dwelling).

and that alleged hardship is self-created by any person having an interest in the property.

The hardship was created by the change in setbacks standards in 2002. However, the petitioner can have a patio and wall addition within the existing setbacks and without the requested variance.

- (b) The granting of the variance is necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose.

Variance is not necessary for reasonable use of the land and the variance as requested is not the minimum variance that will accomplish this purpose.

- (c) Granting of the requested variances will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare because the proposed additions would be in alignment with the previously established setbacks.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

Planning and Zoning Board Recommendation

At the March 25, 2009 Planning & Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Mr. DeArmas, to approve. In a roll call vote, the vote was as follows: Chair McLaughlin – yes; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. DeArmas – yes; Ms. Turin – yes. **(Motion carried 5-0)**

Town Council Action

Exhibits

1. Justification Letter
 2. No Objection Letter
 3. Mail-out Map
 4. Mail-out
 5. Conceptual Site Plan
 6. Future Land Use Plan Map
 7. Aerial, Zoning, and Subject Site Map
-

Prepared by: _____
Reviewed by: _____

File Location: P&Z\Development Applications\Applications\V_Variance\V_09\V 2-3-09 Pennsabene

Exhibit 1 (Justification Letter)

Joseph and Patricia Pensabene
12732 SW 26th Street, Davie, FL 33325
954-916-9385 [H]
954-829-1062 [C]

To: Town of Davie, Planning and Zoning Department

Re: Request for 5 foot variance for roof extension and wall
Variance Application # V2-3-09

We are writing to request a variance to be able to extend our roof which covers our back patio and to construct a wall and bbq area below it. Our home was built 25 ft from our western property line. We would like to extend our roof out to the back and align it on the western side with the existing structure of our home which is set 25 ft away from the property line. We will also be building a wall with windows and a bbq area that will also line up with the edge of our home.

The current Land Development Code, Section 12-81(A) requires a minimum thirty (30) foot side setback.

Special circumstance applying to the land and building for which the variance is sought: *Our home is already only 25 feet from our western property line. At the time our property's site plan was approved the development standards for the A-1, Agricultural District, required a minimum 25 foot side setback.*

The granting of this variance is necessary so that our home can be extended in the back in conjunction with our existing structure and provide us with additional coverage to our patio from rain and sun allowing us to fully enjoy our backyard.

The granting of this variance is in harmony with our existing home and will not be injurious to the neighborhood or detrimental to the public welfare.

We appreciate your consideration in this matter. Please approve this variance. If you have any questions, please feel free to contact us at the numbers listed above.

Sincerely,



Joseph Pensabene

Patricia Pensabene

Exhibit 2 (No Objection Letters)

Variance Application # V2-3-09



For: Joseph and Patricia Pensabene
12732 SW 26th Street, Davie, FL 33325
954-916-9385 [home] 954-829-1062 [cell]

Approval Letter from Adjacent Homeowner to the East



Mr. and Mrs. Melanie and Will Ford
12702 SW 26th Street in Davie FL 33325

hereby allow and approve the building and extension of a patio roof in the backyard of 12732 SW 26th Street that will be built 25 feet from the western side property line.

Approval by:
Will Ford
and
Melanie Ford

Variance Applicants:
Joseph Pensabene
and
Patricia Pensabene

02/11/2009

Variance Application # V2-3-09


For: Joseph and Patricia Pensabene
12732 SW 26th Street, Davie, FL 33325
954-916-9385 [home] 954-829-1062 [cell]

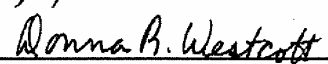
Approval Letter from Adjacent Homeowner to the West

Mr. and Mrs. Paul and Donna Westcott
12762 SW 26th Street in Davie FL 33325

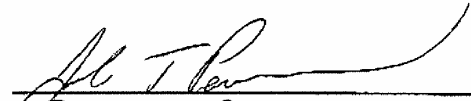
hereby allow and approve the building and extension of a patio roof in the backyard of 12732 SW 26th Street that will be built 25 feet from the western side property line.


Approval by:
Paul Westcott
and
Donna Westcott





Variance Applicants:
Joseph Pensabene
and
Patricia Pensabene





02/11/2009

Exhibit 3 (Mail-out Map)

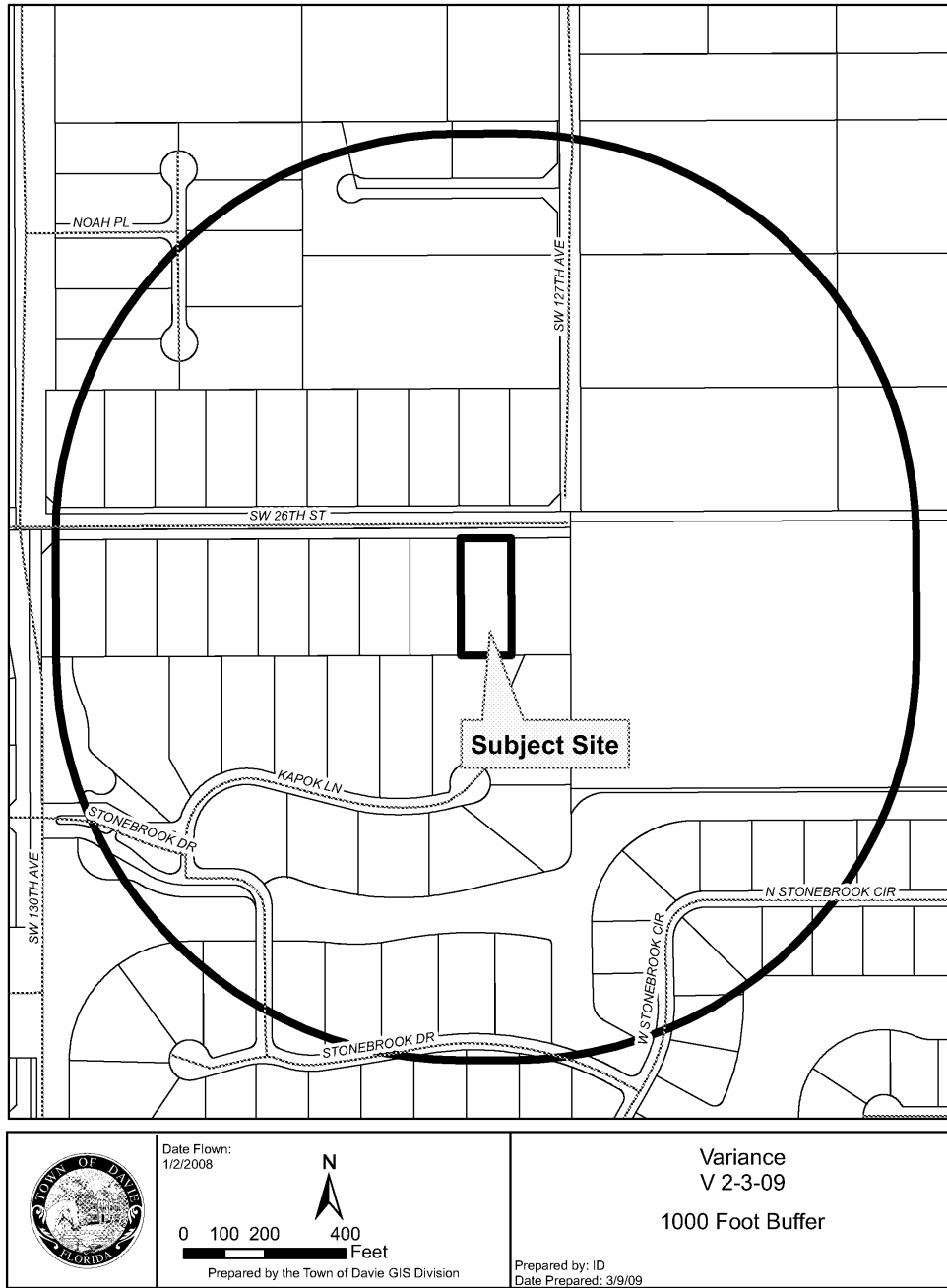


Exhibit 4 (Mail-out)

V 2-3-09

AIKMAN,NOELLE
12825 STONEBROOK DR
DAVIE FL33330

V 2-3-09

ALVAREZ,STEWART & AMY JO
12791 SW 26 ST
DAVIE FL33325

V 2-3-09

BARRAU,CARMEL & JOSEE LAMOUR
12765 STONEBROOK DR
DAVIE FL33330

V 2-3-09

BENSON,HAYWARD STEPHAN
4420 NW 15TH ST
LAUDERHILL FL33313

V 2-3-09

BROWN,GARY L. & MINDY H
2753 W STONEBROOK CIR
DAVIE FL33330

V 2-3-09

BURK,LISA B
12750 KAPOK LANE
DAVIE FL33330

V 2-3-09

CHANCE,VICTOR B & KIMBERLI A
12560 N STONEBROOK CIR
DAVIE FL33330

V 2-3-09

CHIPY,ALICIA A
2850 W STONEBROOK CIR
DAVIE FL33330

V 2-3-09

COLEMAN,ANGIENETTA &
POSTMAN,GREGORY
12731 SW 26 ST
DAVIE FL33325

V 2-3-09

CONNORS,GARRY L & ELAINE E
12971 SW 26 ST
DAVIE FL33325

V 2-3-09

COOTE,MICHAEL &
COOTE,CARLEEN
12861 KAPOK LANE
DAVIE FL33330

V 2-3-09

DIBIASE,DOROTHY FAM LTD
PARTNERSHIP
PO BOX 780
LYNNFIELD MA01940

V 2-3-09

DISORBO,ALDO L
12704 STONEBROOK DR
DAVIE FL33330

V 2-3-09

ECATS 2 LLC
10885 NW 6 ST
CORAL SPRINGS FL33071

V 2-3-09

FORD,MELANIE &
FORD,WILLIAM
12702 SW 26 ST
DAVIE FL33325

V 2-3-09

FRIEDEWALD,DON E JR &
RIDGEWAY,DONNA
12911 SW 26 ST
DAVIE FL33325

V 2-3-09

GLOVER,JOHN D &
GLOVER,PAULINE D
12735 STONEBROOK DR
DAVIE FL33330

V 2-3-09

GOLDMAN,WAYNE & MARYANNE
2853 W STONEBROOK CIR
DAVIE FL33330

V 2-3-09

HERNANDEZ,MAYTE & PETER
12821 KAPOK LANE
DAVIE FL33330

V 2-3-09

HOCHSTEIN,ROBERT
2803 W STONEBROOK CIR
DAVIE FL33330

V 2-3-09

HUBSCHMAN,DEBORAH ANN
12800 KAPOK LANE
DAVIE FL33330

V 2-3-09

ITEN,LOUIS J &
ITEN,PATRICIA R
12850 KAPOK LANE
DAVIE FL33330

V 2-3-09

JOBSON-POUX,EMMANUEL B &
JOBSON-POUX,MARGOT D
12701 SW 26 ST
DAVIE FL33325

V 2-3-09

KELLEY,CHRISTINA & PAUL
12882 SW 26 ST
DAVIE FL33325

V 2-3-09

KENNEDY,K SCOTT & GAIL
12640 N STONEBROOK CIR
DAVIE FL33330

V 2-3-09

LEONE,EVELYNE &
LEONE,JOSEPH
12681 N STONEBROOK CIR
DAVIE FL33330

V 2-3-09

LETO,JOHN A SR & JOAN A
2550 NOAH PL
DAVIE FL33325

V 2-3-09

LETO,JOHN A SR TR
3100 STIRLING ROAD
HOLLYWOOD FL33021

V 2-3-09

LEWIN,HARLEY
12561 N STONEBROOK CIR
DAVIE FL33330

V 2-3-09

MCCOWN,JOSHUA T &
MCCOWN,NATALIE A
12781 KAPOK LN
DAVIE FL33330

V 2-3-09
MEROLLE,MICHAEL A & DONNA L
12972 SW 26 ST
DAVIE FL33325

V 2-3-09
MIELE,VERONICA
2421 SW 127TH AVE
DAVIE FL33325

V 2-3-09
MIXON,DARCEE J
12741 KAPOK LN
DAVIE FL33330

V 2-3-09
MUNN,HENSLEY R & CYNTHIA E
235-15 129 AVE
LAURELTON QUEENS NY11422

V 2-3-09
OGDEN,WILLIAM F III
12600 N STONEBROOK CIR
DAVIE FL33330

V 2-3-09
PACC DEVELOPMENT LLC
15984 SW 61 CT
DAVIE FL33331

V 2-3-09
PATITUCCI,JOHN & FLORENCE &
PATITUCCI,MARCO
12701 KAPOK LANE
DAVIE FL33330

V 2-3-09
PATTERSON,ELAINE
12885 STONEBROOK DR
DAVIE FL33330

V 2-3-09
PEGG,WILLIAM S & NANCY P &
PEGG,JOE H & PEGG,HAROLD S ETAL
RR2 BOX 3408
NASHVILLE GA31639

V 2-3-09
PENSABENE,JOSEPH T &
PENSABENE,PATRICIA ANN
12732 SW 26 ST
DAVIE FL33325

V 2-3-09
PHILLIPS,RICHARD & CAROL
12764 STONEBROOK DR
DAVIE FL33331

V 2-3-09
PICHARDO,ANGEL & LENA
12941 SW 26 ST
DAVIE FL33325

V 2-3-09
REJA ENTERPRISES INC
PO BOX 880708
BOCA RATON FL33488

V 2-3-09
RENNER,MARK &
RENNER,MARIA
12821 SW 26 ST
DAVIE FL33325

V 2-3-09
RODRIGUEZ,LUIS D
12912 SW 26 ST
DAVIE FL33325

V 2-3-09
RUZICKA,THOMAS F &
MAGCALAS,MARIO M
12601 N STONEBROOK CIR
DAVIE FL33330

V 2-3-09
SAUNDERS,ANGEL F &
SAUNDERS,TRACY J
12941 KAPOK LANE
DAVIE FL33330

V 2-3-09
SCHUMACKER,JOSEPH P & JANELDA
R
12734 STONEBROOK DR
DAVIE FL33330

V 2-3-09
SILVERMAN,ANDREW L
12852 SW 26 ST
DAVIE FL33330

V 2-3-09
SLEIPNES,SVEIN &
SLEIPNES,KATHERINE
12700 KAPOK LANE
DAVIE FL33330

V 2-3-09
SORENSEN,DAVID R & SHIRLEY A
2800 W STONEBROOK CIR
DAVIE FL33330

V 2-3-09
SPRADLIN,ALAN L &
SPRADLIN,DIANA
12901 KAPOK LANE
DAVIE FL33330

V 2-3-09
STONEBROOK ESTATES COMM ASSO INC
% ST ANDREWS COUNTRY CLUB REALTY
7227 CLINT MOORE ROAD
BOCA RATON FL33496

V 2-3-09
SUITE,NICHOLAS & NANCY
12794 STONEBROOK DR
DAVIE FL33330

V 2-3-09
TODINCA,GEORGE &
TODINCA,VALERIE
2525 SW 127 AVE
DAVIE FL33325

V 2-3-09
TORAL,ALEJANDRO & ILLANA M
12822 SW 26 ST
DAVIE FL33330

V 2-3-09
WARREN,DAVID & CHARLENE
12761 SW 26 ST
DAVIE FL33325

V 2-3-09
WATSON,ANTHONY & DESIREE
75 GLEN AVE
WEST ORANGE NJ07052

V 2-3-09
WATSON,PAMELLA B &
RAMSAY,ERIC A
12900 KAPOK LANE
DAVIE FL33330

V 2-3-09
WESTCOTT,PAUL L & DONNA R
12762 SW 26 ST
DAVIE FL33325

V 2-3-09

WILLIAMS,JAMES P & JANET A
12942 SW 26 ST
DAVIE FL33325

V 2-3-09

WILSON HEIGHTS DEV INC
3842 W 16 AVE
HIALEAH FL33012

V 2-3-09

WOOD,ROBERT L
% STAN WOOD
2075 S FLAMINGO RD
DAVIE FL33325

V 2-3-09

ZAMORA,WILFREDO E & MARIA A
12792 SW 26 ST
DAVIE FL33325

V 2-3-09

ZVEIBIL,ROBERT &
ZVEIBIL,SALLY DOROTHY
12641 N STONEBROOK CIR
DAVIE FL33330

V 2-3-09
Current Occupant
2421 SW 127 AVE
DAVIE FL 33325

V 2-3-09
Current Occupant
12701 SW 26 ST
DAVIE FL 33325

V 2-3-09
Current Occupant
12732 SW 26 ST
DAVIE FL 33330

V 2-3-09
Current Occupant
12791 SW 26 ST
DAVIE FL 33325

V 2-3-09
Current Occupant
12822 SW 26 ST
DAVIE FL 33330

V 2-3-09
Current Occupant
12881 SW 26 ST
DAVIE FL 33325

V 2-3-09
Current Occupant
12911 SW 26 ST
DAVIE FL 33325

V 2-3-09
Current Occupant
12942 SW 26 ST
DAVIE FL 33330

V 2-3-09
Current Occupant
12700 KAPOK LN
DAVIE FL 33330

V 2-3-09
Current Occupant
12750 KAPOK LN
DAVIE FL 33330

V 2-3-09
Current Occupant
2521 SW 127 AVE
DAVIE FL 33325

V 2-3-09
Current Occupant
12702 SW 26 ST
DAVIE FL 33330

V 2-3-09
Current Occupant
12761 SW 26 ST
DAVIE FL 33325

V 2-3-09
Current Occupant
12792 SW 26 ST
DAVIE FL 33330

V 2-3-09
Current Occupant
12851 SW 26 ST
DAVIE FL 33325

V 2-3-09
Current Occupant
12882 SW 26 ST
DAVIE FL 33330

V 2-3-09
Current Occupant
12912 SW 26 ST
DAVIE FL 33330

V 2-3-09
Current Occupant
12971 SW 26 ST
DAVIE FL 33325

V 2-3-09
Current Occupant
12701 KAPOK LN
DAVIE FL 33330

V 2-3-09
Current Occupant
12781 KAPOK LN
DAVIE FL 33330

V 2-3-09
Current Occupant
2525 SW 127 AVE
DAVIE FL 33325

V 2-3-09
Current Occupant
12731 SW 26 ST
DAVIE FL 33325

V 2-3-09
Current Occupant
12762 SW 26 ST
DAVIE FL 33330

V 2-3-09
Current Occupant
12821 SW 26 ST
DAVIE FL 33325

V 2-3-09
Current Occupant
12852 SW 26 ST
DAVIE FL 33330

V 2-3-09
Current Occupant
12911 SW 26 ST
DAVIE FL 33325

V 2-3-09
Current Occupant
12941 SW 26 ST
DAVIE FL 33325

V 2-3-09
Current Occupant
12972 SW 26 ST
DAVIE FL 33330

V 2-3-09
Current Occupant
12741 KAPOK LN
DAVIE FL 33330

V 2-3-09
Current Occupant
12800 KAPOK LN
DAVIE FL 33330

V 2-3-09
Current Occupant
12821 KAPOK LN
DAVIE FL 33330

V 2-3-09
Current Occupant
12900 KAPOK LN
DAVIE FL 33330

V 2-3-09
Current Occupant
2550 NOAH PL
DAVIE FL 33325

V 2-3-09
Current Occupant
12601 N STONEBROOK CIR
DAVIE FL 33330

V 2-3-09
Current Occupant
12681 N STONEBROOK CIR
DAVIE FL 33330

V 2-3-09
Current Occupant
2803 W STONEBROOK CIR
DAVIE FL 33330

V 2-3-09
Current Occupant
12765 STONEBROOK DR
DAVIE FL 33330

V 2-3-09
Current Occupant
12991 STONEBROOK DR
DAVIE FL 33330

V 2-3-09
Current Occupant
12850 KAPOK LN
DAVIE FL 33330

V 2-3-09
Current Occupant
12901 KAPOK LN
DAVIE FL 33330

V 2-3-09
Current Occupant
12561 N STONEBROOK CIR
DAVIE FL 33330

V 2-3-09
Current Occupant
12640 N STONEBROOK CIR
DAVIE FL 33330

V 2-3-09
Current Occupant
2753 W STONEBROOK CIR
DAVIE FL 33330

V 2-3-09
Current Occupant
2853 W STONEBROOK CIR
DAVIE FL 33330

V 2-3-09
Current Occupant
12795 STONEBROOK DR
DAVIE FL 33330

V 2-3-09
Current Occupant
12861 KAPOK LN
DAVIE FL 33330

V 2-3-09
Current Occupant
12941 KAPOK LN
DAVIE FL 33330

V 2-3-09
Current Occupant
12600 N STONEBROOK CIR
DAVIE FL 33330

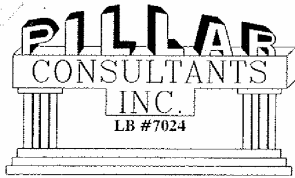
V 2-3-09
Current Occupant
12641 N STONEBROOK CIR
DAVIE FL 33330

V 2-3-09
Current Occupant
2800 W STONEBROOK CIR
DAVIE FL 33330

V 2-3-09
Current Occupant
12735 STONEBROOK DR
DAVIE FL 33330

V 2-3-09
Current Occupant
12825 STONEBROOK DR
DAVIE FL 33330

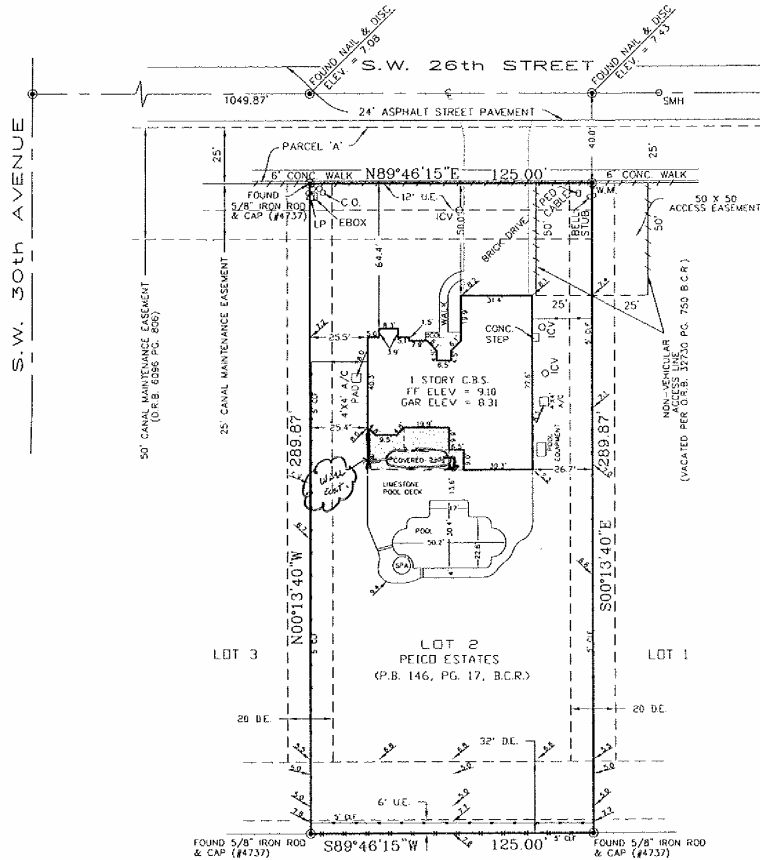
Exhibit 5 (Conceptual Site Plan/Survey)



GENERAL CONTRACTING • LIC #QB-0015697
 DESIGN / BUILD • CONSTRUCTION MANAGEMENT
 CONSULTING ENGINEERS • PLANNERS • SURVEYORS

5400 SOUTH UNIVERSITY DRIVE, SUITE 101
 DAVIE, FLORIDA 33328
 OFFICE: 954-680-6533 • FAX: 954-680-0323

12732 SW 26TH STREET
 DAVIE, FL 33325



TRACT 15
 FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1
 (P.B. 2, PG. 17, B.C.R.)

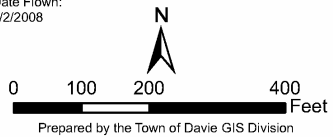
SHEET 1 OF 2

UPDATES / REVISIONS	DATE	BY	CHK'D	NOTE
BOUNDARY	4-14-05	C.L.	SKS	NOTE: THE UNDERSIGNED AND PILLAR CONSULTANTS, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE COMPLETENESS OF THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET-BACK LINES, RESERVATIONS, AGREEMENTS OR OTHER MATTERS OF RECORD. THIS INSTRUMENT IS INTENDED TO REFLECT OR SET FORTH ONLY THOSE ITEMS SHOWN IN THE REFERENCES ABOVE. PILLAR CONSULTANTS, INC. DID NOT RESEARCH THE PUBLIC RECORDS FOR MATTERS AFFECTING THE LANDS SHOWN.
FORMBOARD SURVEY	7-22-05	C.L.	TNT	
FINAL SURVEY	9-14-06	C.L.	TNT	
UPDATE SURVEY F.B. 25 PG. 62	2-2-09		TNT	NOTE: THIS INSTRUMENT IS THE PROPERTY OF PILLAR CONSULTANTS, INC. MAPPING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF PILLAR CONSULTANTS, INC.

Exhibit 6 (Future Land Use Map)



Date Flown:
1/2/2008



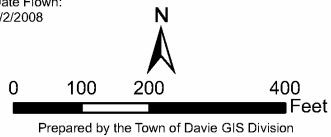
Prepared by the Town of Davie GIS Division

Variance
V 2-3-09
Future Land Use Map
Prepared by: ID
Date Prepared: 3/9/09

Exhibit 7 (Aerial, Zoning, and Subject Site Map)



Date Flown:
1/2/2008



Prepared by the Town of Davie GIS Division

Variance
V 2-3-09
Zoning and Aerial Map

Prepared by: ID
Date Prepared: 3/9/09